HISTORIC DISTRICT COMMISSION
ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 01/16/26 **Application Number:** HDC2025-00698

APPLICANT & PROPERTY INFORMATION

NAME: Jose Padilla		**COMPANY NAME:** Beauty for Ashes Excellence, LLC dba BFAE Constru	
ADDRESS: 4252 Cortland St	**CITY:** Detroit	**STATE:** MI	**ZIP:** 48204
PROJECT ADDRESS: 4252 Cortland St			
HISTORIC DISTRICT: Russell Woods-Sullivan			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Additional information is necessary before this application can be considered for an upcoming HDC meeting. Please see the attached document for more information. Thank you.

PSR: Audra 260116AD

APPLICANT RESPONSE

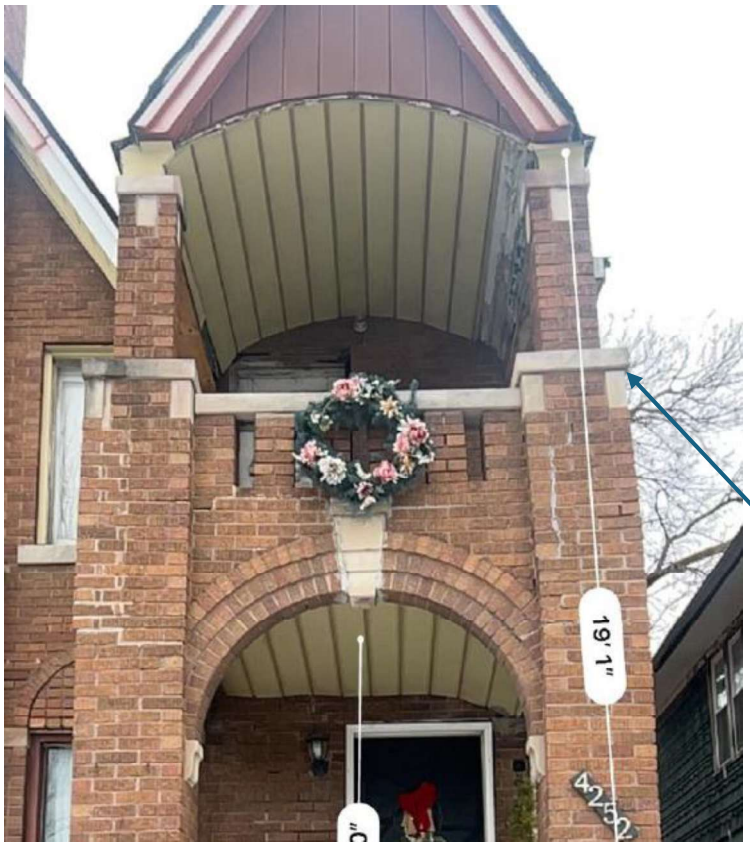
Response Date: 5/12/2026

After careful consideration, we are going to paint the brick and not add any additional stone veneer. As for the front porch cement pad and stairs, they will be replaced with the same cement material. The lower back porch cement pad will not be replaced because there is no need. The upper back porch, however, will be completely replaced with new wood joists and hangers. The finished padding will be composite wood material, which I have attached. The railing around the top and lower porches will match the front porch. Please note that some of the photos show the house boarded up. These are old photos from before moving in.

All windows will be replaced, even those that look new, to keep the look uniform.

The chimney stack that needs to be demolished is on the rear east side of the home, as shown in the attached pictures.

Additional Information Required – 4252 Cortland , 1/16/26 Staff Review



Front porch
If you are now planning to retain the existing structure and install stone veneer on top of the existing brick, dimensioned drawings are still needed to accurately show how this porch will look upon completion.

I expect the depth of the added stone veneer will likely extend beyond the existing stone caps, so how will that area be finished?

The drawings also need to show what material will on the gable wall, will the wood trim within the gable continue to be capped and what is planned for the undersides of each porch roof?

Will the lower concrete pad and stairs be replaced, as mentioned in the first application? If so, the new components need to be included on the dimensioned drawing and materials called out.



Back porch
Please clarify the current scope of work.

Will the aluminum columns and upper deck floor will be replaced, and will the first floor concrete porch floor and concrete block foundation remain or be replaced?

Dimensioned elevation drawings are required to show exactly what these porches will look like, including the materials and finishes.

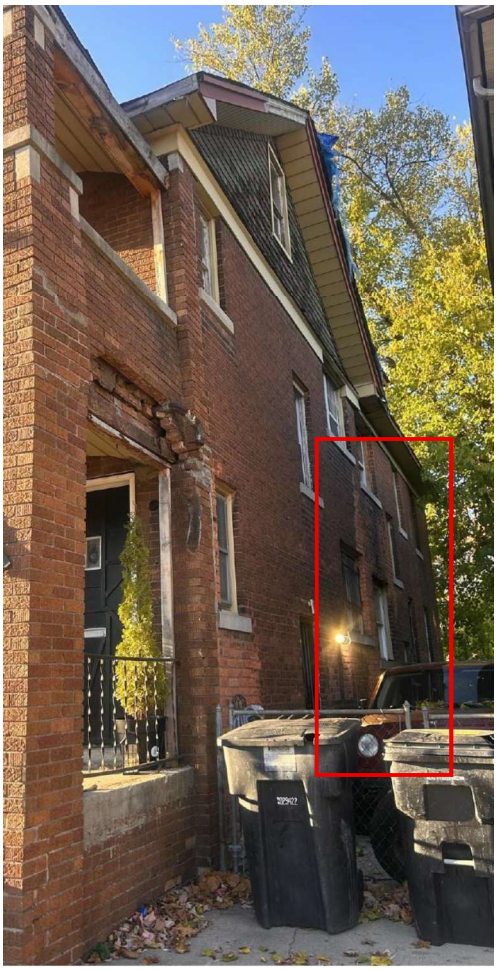
Demolish chimney stack

Staff doesn't know where this chimney is located. Is it one of the stacks at the front of the house? Exterior photos of chimney (from the ground, as well as close-ups) proposed for demolition are still needed.

Replace old windows.

Need: Additional exterior photos of each side of the house, similar to this but taken from the back of the house so we can better see the window openings that are boxed out.





The window listing on the 1/5/26 applicant response is confusing and not complete. Similar to the porches, the Commission needs to see how each side of the house would look with the proposed windows in place. Taking a photo of each side and marking up the openings with a permanent marker to identify single-hung, fixed (will there be any division within the fixed windows?), glassblock, etc. is necessary.

The window list doesn't account for windows 33 – 52. It looks as though new windows have been installed in openings 34, 35, 36. The window patterns don't match, so will they all stay or be replaced?

The interior and exterior photos of all of the window openings are too small for staff to review. We need to be able to see the condition of the existing windows, which close up photos can offer. Also, please only group one set of windows at a time. For example: windows 5 – 9 are on 1-2 pages (interior and exterior), 10 – 14 on another 1-2 pages, 15 – 17 on another page, etc.

COMPOSITE DECKING – TREX ENHANCE® BASIC & NATURALS

Part 1 General

1.1 Section Includes

A. Composite Decking - Trex Enhance Basics and Naturals

1.2 Related Sections

A. Section 06-1100 – Wood Framing

1.3 References

A. ASTM D-7032: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails), ASTM International.
B. ASTM D-7031: Standard Guide for Evaluating Mechanical and Physical Properties of Wood-Plastic Composite Products, ASTM International
C. ASTM E-84: Test Method for Surface Burning Characteristics of Building Materials, ASTM International.
D. ASTM D 570: Water Absorption of Plastics
E. ASTM D 1761: Mechanical Fasteners in Wood
F. ASTM D1413: Test method for Wood Preservatives by Laboratory Soil-block Cultures
G. ASTM C177: Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus

1.4 Design/Performance Requirements

A. Structural Performance:
    a. Deck board: Uniform Load – An allowable span of 16 in. on-center and 100 lbf/sq.ft.
    b. Tread of Stairs: Concentrated Load: An allowable span of 9 in. on-center, and 750 lbf-, and 1/8” max. deflection, with a concentrated load of 300 lbf on area of 4 sq. in.
B. Fire-Test Response Characteristics per ASTM E-84.
    a. Flame Spread Index– Class C.

1.5 Submittals

A. Product Data Indicate sizes, profiles, surface style, and performance characteristics.
B. Samples: For each product specified, one sample representing actual product color, size, and finish.

1.6 Delivery, Storage, and Handling

A. Store Trex products on a flat and level surface. Support bundles on supplied dunnage.
B. Keep material covered using the provided bundle cover until time of installation.
C. For detailed storage recommendations: Trex Literature

1.7 Warranty

A. Specific terms for warranties can be found at: Trex Literature

Part 2 Products

2.1 Manufacturers

A. Contract Documents are based on products supplied by; Trex Company, Inc., 2500 Trex Way, Winchester, VA 22601.
B. Substitutions: Not permitted under Division 01

2.2 Applications/Scope

A. Wood-Plastic Composite Lumber:
    a. Material Description: Composite Decking consisting of recycled Linear Low-Density Polyethylene (LLDPE) and recycled wood. The product is extruded into shapes and sizes as follows:
        i. Trex Enhance Decking Boards (nominal dimensions); 1" x 5.5".
        ii. Lengths – 12, 16, and 20 feet
        iii. Color – To be specified by owner from Trex' standard list of colors.
    b. Physical and Mechanical Properties as follows:

Test	Test Method	Value
Flame Spread Index	ASTM E 84	Class C
Thermal Expansion	ASTM D1037	1.9 x 10^{-5} inch/inch/degreeF
Moisture Absorption	ASTM D1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf per screw**
Fungus Resistance	ASTM D1413	Rating - no decay
Termite Resistance	AWPA E1-72	Rating = 9.6

** Fastener used in testing: #8 x 2.5 in. approved Stainless Steel Screw

2.2 Accessories

A. Fasteners:
    a. Trex Universal Hideaway Hidden Fasteners
    b. Other recommended fasteners: Trex Literature

Part 3 Execution

3.1 Installation

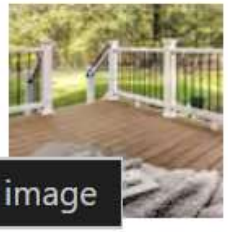
A. Install according to Trex installation guidelines: Trex Literature
B. Cut, drill, and rout using carbide tipped blades.
C. Do not use composite wood material for structural applications.

3.2 Cleaning

A. Following cleaning recommendations as found in Trex installation guide at: Trex Literature




View image













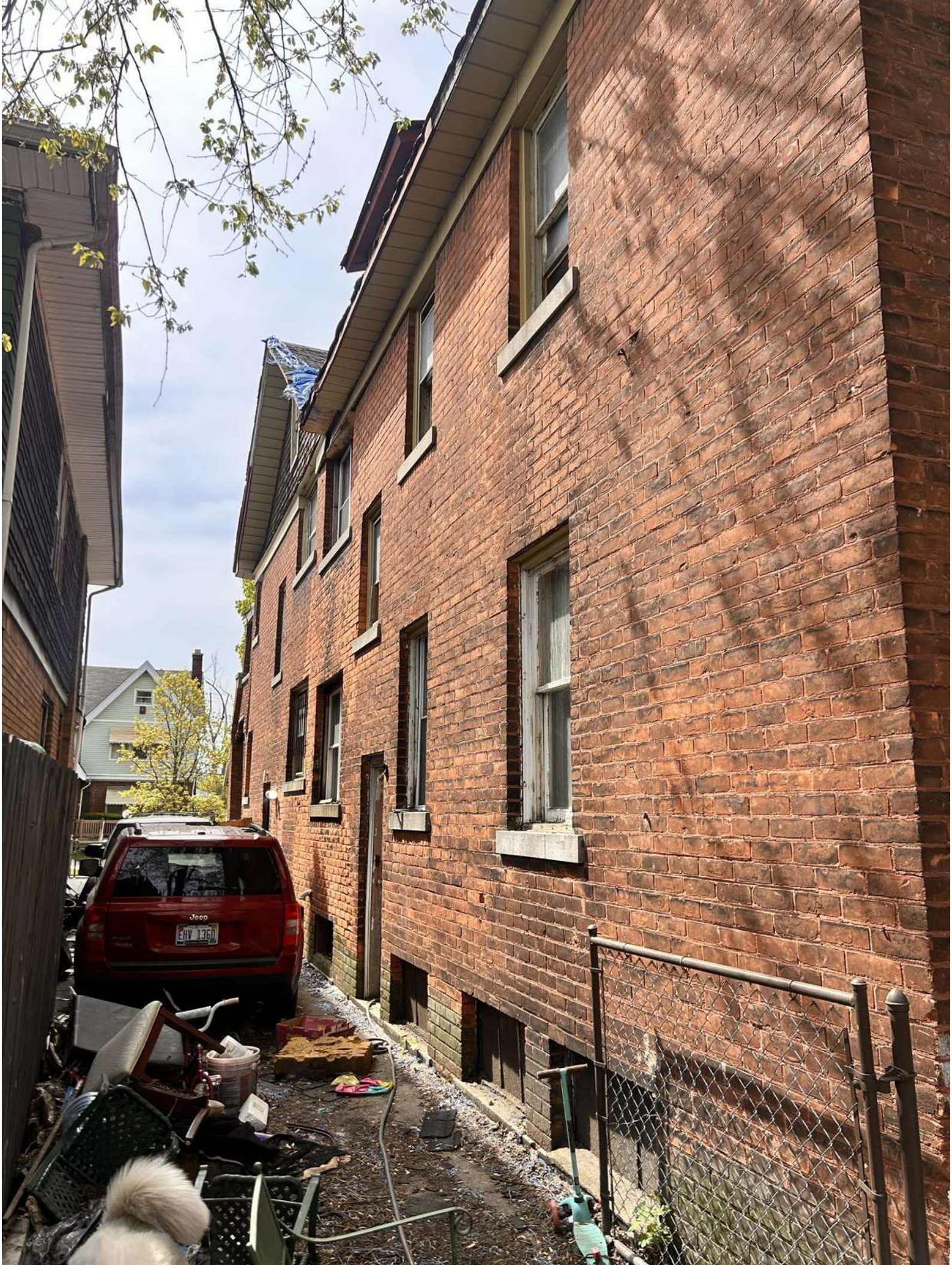











Jeep

JELD-WEN

Custom Clad Wood

The performance information listed is for new products and is intended to be used for reference only, and is not complete. Depending on the components, accessories, and options chosen, the actual rating could vary. Confirm ratings for specific products with your supplier or JELD-WEN sales representative. Products subject to regional availability.

Product	AAMA/WDMA/CSA 101/I.S. 2/A440 - 11 (NAFS 11)						
	Configuration	Performance Class and Performance Grade	Max Size Tested	Water Performance (psf)	Air Infiltration (cfm/ft^2)	Operating Force In Motion (lbf)	FL #
Clad Casement	Operating Sector Top, Extruded Clad Sash (X)	R - PG50/-50	30 x 84	7.5	≤0.3	2	10939.3
	Operating Sector Top, Rolled Formed Clad Sash (X)	R - PG65/-65	30 x 84	9.75	≤0.3	2	10939.4
	Operating (X)	CW - PG50/-50	36 x 84	7.5	≤0.3	7	10939.1
	Operating (X)	CW - PG65/-65	36 x 72	9.75	≤0.3	4	10939.2
Clad Casement Pocket	Operating (X)	LC - PG50/-50	37 x 84	7.5	≤0.3	7	10939.5
Clad Casement Fixed	Fixed (O)	CW - PG65/-65	60 x 72	9.75	≤0.3	N/A	13699.2
	Fixed (O)	CW - PG50/-50	72 x 84	7.5	≤0.3	N/A	13699.1
Clad Casement Fixed Pocket	Fixed (O)	CW - PG50/-50	73 x 84	7.5	≤0.3	N/A	10338.7
	Fixed (O)	CW - PG50/-50	84 x 73	7.5	≤0.3	N/A	10338.6
Clad Casement Epic Plus	Operating (X)	CW - PG50/-50	56 x 64	7.5	≤0.3	2	N/A
	Operating (X)	CW - PG65/-65	42 x 78	9.75	≤0.3	2	N/A
	Operating (X)	CW - PG50/-50	54 x 66	7.5	≤0.3	2	N/A
	Operating (X)	LC - PG50/-50	60 x 60	7.5	≤0.3	5	N/A
	Operating (X)	CW - PG50/-50	42 x 108	7.5	≤0.3	3	N/A
	Operating (X)	CW - PG50/-50	42 x 84	7.5	≤0.3	5	N/A
	Operating (X)	CW - PG50/-50	48 x 96	7.5	≤0.3	5	N/A
Clad Casement Fixed Epic Plus	Fixed (O)	CW - PG65/-65	102 x 78	9.75	≤0.3	N/A	N/A
	Fixed (O)	CW - PG65/-65	96 x 84	9.75	≤0.3	N/A	N/A
	Fixed (O)	CW - PG65/-65	108 x 72	9.75	≤0.3	N/A	N/A
Clad Casement Push Out	Operating Push Out Arch Top French (XX)	R - PG35/-35	53 x 72	5.25	≤0.3	1	N/A
	Operating (X)	LC - PG50/-50	36 x 72	7.5	≤0.3	6	N/A
	Operating French (XX)	LC - PG35/-35	56 x 72	5.25	≤0.3	1	N/A
	Operating (X)	R - PG35/-35	30 x 72	5.25	≤0.3	2	N/A
	Operating French (XX)	LC - PG35/-35	56 x 72	5.25	≤0.3	2	N/A
Clad Casement Fixed Push Out French	Fixed (OO)	LC - PG50/-50	56 x 72	7.5	≤0.3	N/A	N/A
	Fixed Arch Top (OO)	LC - PG35/-35	56 x 72	5.25	≤0.3	N/A	N/A
Clad Awning	Operating (X)	CW - PG35/-35	60 x 48	5.25	≤0.3	1	10938.1
	Operating (X)	CW - PG50/-50	48 x 48	7.5	≤0.3	1	10938.2
	Operating (X)	CW - PG65/-65	36 x 24	9.75	≤0.3	1	10938.3
Clad Awning Pocket	Operating (X)	LC - PG35/-35	60 x 48	5.25	≤0.3	1	10938.5
	Operating (X)	LC - PG50/-50	49 x 48	7.5	≤0.3	1	10938.6
Clad Awning Epic Plus	Operating (X)	CW - PG35/-35	60 x 60	5.25	≤0.3	5	N/A
	Operating (X)	CW - PG50/-50	60 x 48	7.5	≤0.3	6	N/A
	Operating (X)	CW - PG65/-65	21 x 60	9.75	≤0.3	2	N/A
Clad Awning Push Out	Operating (X)	LC - PG50/-50	60 x 36	7.5	≤0.3	1	N/A
	Operating (X)	LC - PG35/-35	60 x 48	5.25	≤0.3	1	N/A
Clad Double Hung	Operating (X)	LC - PG35/-35	37 x 96	5.25	≤0.3	25	10943.2
	Operating (X)	LC - PG35/-35	40 x 98	5.25	≤0.3	28	N/A
	Operating (X)	LC - PG35/-35	49 x 76	5.25	≤0.3	25	10943.6
	Operating (X)	LC - PG35/-35	45 x 80	5.25	≤0.3	25	10943.9
	Operating (X)	LC - PG35/-35	41 x 88	5.25	≤0.3	25	10943.1
	Operating (X)	LC - PG50/-50	33 x 96	7.5	≤0.3	25	10943.7
	Operating (X)	LC - PG50/-50	37 x 76	7.5	≤0.3	25	10943.8
	Operating (X)	LC - PG50/-50	45 x 60	7.5	≤0.3	25	10943.4
	Operating (X)	LC - PG50/-50	49 x 48	7.5	≤0.3	25	10943.5
	Operating (X)	LC - PG50/-50	41 x 68	7.5	≤0.3	25	10943.3









EXTERIOR 1st & 2nd FLOOR WINDOWS cont.





Location on house

Exterior

REPLACEMENT: 26 - 28 CASEMENT
SINGLE HUNG (no gridlines)



Interior





Location on house

Exterior

REPLACEMENT: 29 - 31 CASEMENT
SINGLE HUNG (no gridlines)



Exterior

Location on house

REPLACEMENT: 32 - 35 CASEMENT
SINGLE HUNG (no gridlines)







Interior

Exterior

Location on house







REPLACEMENT: 36 - 37 CASEMENT
SINGLE HUNG (no gridlines)

Interior

36





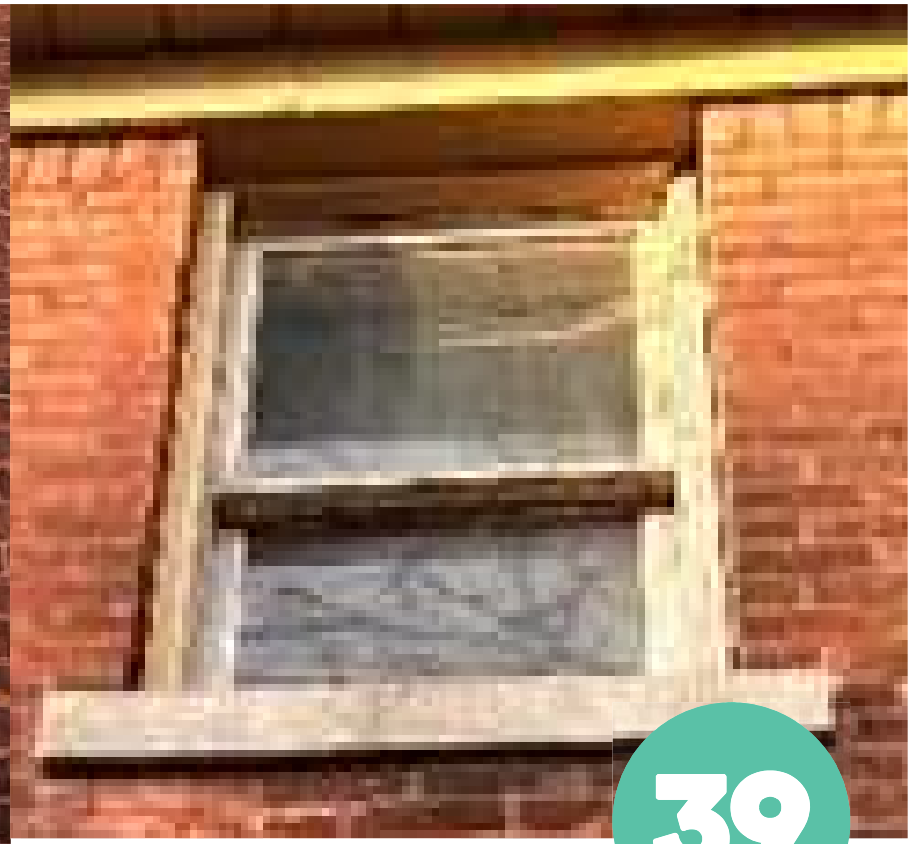
37

Exterior
Location on house



38



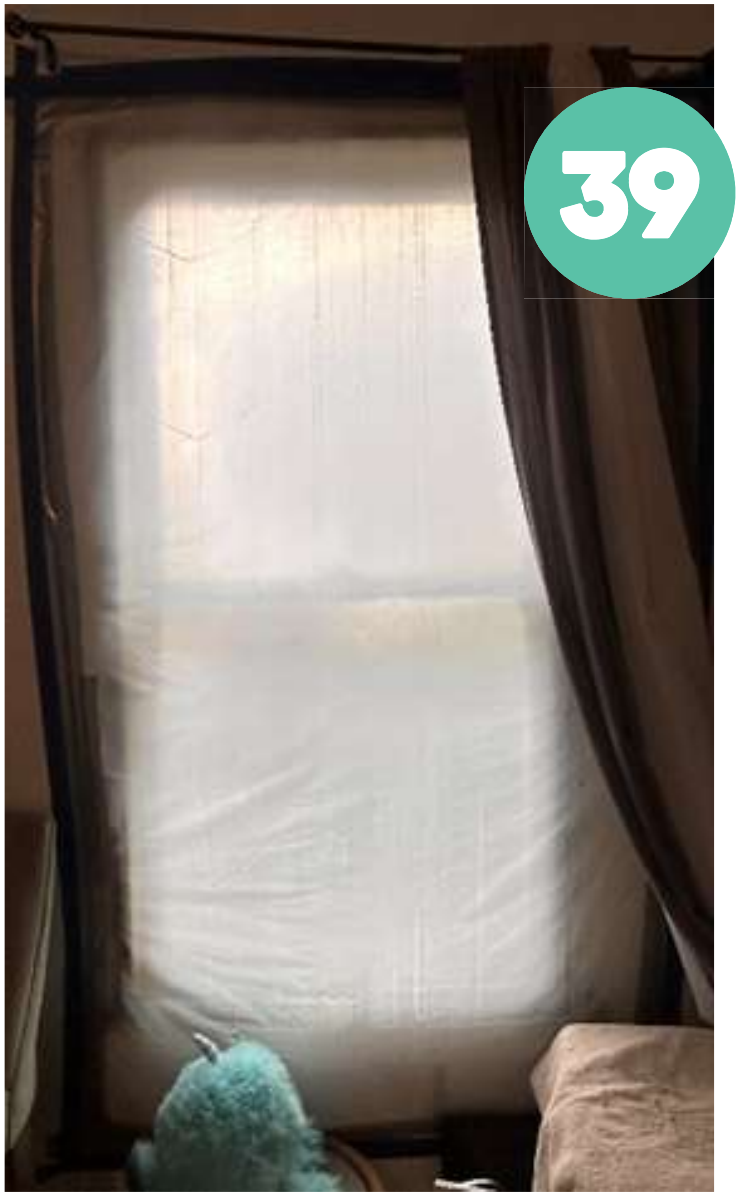


39

REPLACEMENT: 38 - 39 CASEMENT
SINGLE HUNG (no gridlines)



Interior



Exterior
Location on house







REPLACEMENT: 40 - 41 CASEMENT
SINGLE HUNG (no gridlines)



INTERIOR

